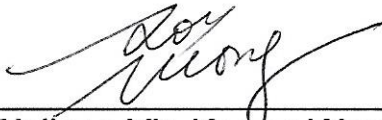


LLC Consent & Approval

I, Wallace Yin Keung Wong, being the sole member of Can Solution, LLC  
do hereby consent to and approve the buyback of 2030 Plum St.,  
Philadelphia, PA 19124 for \$60,000.00, minus any customary closing costs.

Title company insuring title is Assurance Abstract Corporation located at  
7929 Bustleton Avenue, Philadelphia, PA 19152.

Assigning Jason P. Walsh or Karen-Lee Walker to sign all documents  
including: Agreement of Sale, Addendums, Assignments, Affidavits, Deed  
and Settlement Statements and further no other individuals or entities need  
to sign on behalf of the above-named LLC.

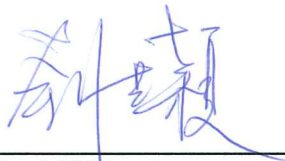


\_\_\_\_\_  
Wallace Yin Keung Wong      Sole Member  
Dated:

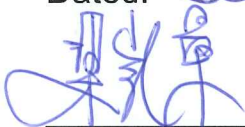
LLC Consent & Approval

We, Ngai Wing Lui and Hoi Wah Leung being the members of IP Global Investments, LLC, do hereby consent to and approve the sale of 1830 E Airdrie Street, Philadelphia, PA 19124, in the amount of \$68,000.00, minus any customary closing cost.

Assigning Jason P. Walsh or Karen-Lee Walker to sign all documents, including: Agreement of Sale, Addendums, Assignments, Affidavits, Deed and Settlement Statements and further no other individuals or entities need to sign on behalf of the above-named LLC.



\_\_\_\_\_  
Ngai Wing Lui Member  
Dated: 30 JAN 2018



\_\_\_\_\_  
Hoi Wah Leung Member  
Dated: 30 JAN 2018



Jay Walsh &lt;jaywalshva@gmail.com&gt;

**Re: Buy Back of 6111 Wheeler**

20 messages

**Billy Luk** <lukbilly@gmail.com>

Fri, Mar 22, 2019 at 7:36 AM

To: Jason P Walsh &lt;jay@abccapitalre.com&gt;

Dear Jason,

Okay, I appreciate and accept your offer of the 6111 Wheeler on 2 conditions:

Condition1 for the 6111 Wheeler Buy Back

I request the Summaries of Transactions Part of the Closing Disclosure to conform to this,

|                                  |                        |
|----------------------------------|------------------------|
| Total Due to Seller at Closing   | \$83,780               |
| Total Due from Seller at Closing | \$2,750 (No More Than) |

|                         |                         |
|-------------------------|-------------------------|
| Cash to Close to Seller | \$81,030 (No Less Than) |
|-------------------------|-------------------------|

Condition2 for the 502 E Courtland Compensation

The lost was made during the period that the property was solely under ABC management, I was kept unaware all along. Now I want to share half for all the outstanding charges and the repairing costs with you regardless of the causes and end further argument.

|                                |             |
|--------------------------------|-------------|
| Outstanding Charges (ref.10)   | \$18,638.26 |
| Repairing Costs (ref. 1, 5, 8) | \$5,000     |
|                                | <hr/>       |
|                                | \$23,638.26 |

50% Share of the Total  
which ABC shall pay to Bestview LLC \$11,819.13

I look forward to your positive reply.

Thank you and good morning,

Billy Luk

在 2019年3月22日週五 02:54, Jason P Walsh &lt;jay@abccapitalre.com&gt; 寫道:

Billy,

I can close 6111 Wheeler tomorrow for the price you paid. I have not heard back from you. If you do not even counter me, you are not allowing me to execute a buyback and do what your asking.

If i dont hear from you by end of the week ill just move my buyer.

**Jay Walsh**

Officer, ABC Capital RE, LLC  
Philadelphia, Baltimore, Cleveland, Chicago, Jackson.

267-324-3926 ext 111 | jay@abccapitalre.com |

**Corporate Headquarters:** 1218 N Marshall St. Philadelphia, PA**Baltimore Headquarters:** 3604 Eastern Ave. Baltimore, MD

Corporate investor Hotline: +1 215 253 8207

On Fri, Mar 8, 2019 at 10:49 AM Jason P Walsh &lt;jay@abccapitalre.com&gt; wrote:

Hello again,

I am forwarding this to my attorney just so he has. Hopefully we can resolve without but your really not very reasonable so i am not so optimistic.

PLEASE SEE MY COMMENTS



## Jay Walsh

Officer, ABC Capital RE, LLC  
Philadelphia, Baltimore, Cleveland, Chicago, Jackson.

267-324-3926 ext 111 | [jay@abccapitalre.com](mailto:jay@abccapitalre.com) |

**Corporate Headquarters:** [1218 N Marshall St. Philadelphia, PA](#)

**Baltimore Headquarters:** [3604 Eastern Ave. Baltimore, MD](#)

Corporate investor Hotline: +1 215 253 8207

----- Forwarded message -----

From: **Billy Luk** <[lukbilly@gmail.com](mailto:lukbilly@gmail.com)>

Date: Fri, Mar 8, 2019 at 1:47 AM

Subject: Demand of compensation from ABC Capital Investments, LLC

To: Peter Brooks <[peter@premierrentalsphiladelphia.com](mailto:peter@premierrentalsphiladelphia.com)>, It's Jimmy <[jimmyngai@jubilee-capital.com](mailto:jimmyngai@jubilee-capital.com)>

Dear Peter,

I purchased 2 properties from your company based on a 3 year property management contract between the Bestview LLC and ABC Capital Investments LLC effective from June, 2015, which is protected under the law of the state of Pennsylvania. Bestview LLC has paid the management fees accordingly throughout the contracted period.

I WONT GET IN THE LEGALITIES OF YOUR FALSE STATEMENT. LET ME REMIND YOU. I HAD OFFERED TO BUY BOTH OF THESE PROPERTIES AND YOU REFUSED ON BOTH. THAT NULL AND VOIDS ANY CONTRACT WE HAVE HAD AND ANY BUYBACK.

We are in the process of selling the 502 E Courtland property, the title company, who handles our case, has provided a list of unsettled and outstanding payments needed to be settled before the deal is closed.

THERE ARE NO UNSETTLED OUTSTANDING PAYMENTS. ALL RENTS PAID BY TENANTS HAVE BEEN PAID TO YOU. AS YOU AND ALL THE HK CLIENTS KNOW WE LOST THE RENT INSURANCE COMPANY AND ARE SUING THEM. YOU ARE WELCOME TO ATTACH TO THAT LAWSUIT IF WE HAVE A FRIENDLY RESOLUTION TO THIS.

That includes government court judgement payoffs, outstanding tax payments and their incurred fine, outstanding utility charges and their incurred fine. They also found the similar liabilities for the property 6111 Wheeler which is also under the ownership of Bestview LLC. I include the figures in the attached excel file.

ABC WILL PAY ANY PROPERTY TAXES PRIOR TO 2019.

UTILITIES SHOULD BE PAID BY TENANTS AND IF THEY ARE NOT THE CITY PUTS BACK TO THE OWNERS. WE ARE NOT RESPONSIBLE FOR ANY UTILITIES

It is beyond question that ABC Capital Investments LLC , the contracted property manager for the 502E Courtland and 6111 Wheeler, bare undeniable and total responsibility for all these outstanding payments and charges that should have been settled long time ago and that all the incurred fine and judgement payoffs could have been avoided if the property manager has performed his duty properly.

DENY

I have enough reasons to believe that ABC Capital Investments LLC purposely refused his maintenance duties as early as 2016 intending to transfer all outstanding liabilities and the unnecessary incurred fine and utility surcharges to his clients while being kept unawareness. That is extremely hostile and unreasonable to his clients .

**DENY**

I am demanding ABC Capital Investments LLC to compensate a total amount of USD34,499.96 for my financial lost due to these 2 properties. The amount should be deposited into my designated bank account within 2 week time from this day of Mar 8, 2019.

**NOT GOING TO HAPPEN. AS STATED YOU TOOK BOTH PROPERTIES FROM ABC'S MANAGEMENT AND REFUSED OUR BUYBACK OFFER. YOU HAVE MISMANAGED THE PROPERTIES SINCE THEY WERE TAKEN FROM ABC. YOU NULL AND VOIDED THE CONTRACT. WE STILL STAND READY BUY BACK 6111 WHEELER AT THE PRICE YOU PAID FOR IT. SO I PROPOSE WE BUYBACK 6111 WHEELER AND PAY YOUR OLD PROPERTY TAXES ON EACH PROPERTY AND MOVE ON.**

**IF NOT AND YOU THINK YOU HAVE A CASE, YOU MAY SUE US AND MY ATTORNEYS INFO IS BELOW.**

Andrew D. Swain, Esq.  
The Swain Law Firm  
[2410 Bristol Road](#)  
[Bensalem, Pa. 19020](#)  
215.702.2708 phone  
215.750.0895 fax  
267.694.1330 cell  
[swain@swainlawfirm.com](mailto:swain@swainlawfirm.com)<<mailto:swain@swainlawfirm.com>> email  
[www.swainlawfirm.com](http://www.swainlawfirm.com)<<http://www.swainlawfirm.com>>

**Additional Offices:**

[123 South 22nd Street](#)  
[Philadelphia, Pa. 19103](#)

[2091 Springdale Road, Suite 2](#)  
[Cherry Hill, NJ 08003](#)

605 New Road  
Linwood, NJ 08221

Awaiting your prompt reply,

Billy Luk  
Bestview LLC

--

**Peter Brooks**

Office Manager, Premier Rentals Philadelphia

267-324-3926 ext 113 | [peter@premierrentalsphiladelphia.com](mailto:peter@premierrentalsphiladelphia.com) |

[1218 N Marshall St. Philadelphia, PA, 19122](#)

[PremierRentalsPhiladelphia.com](http://PremierRentalsPhiladelphia.com)

--

Daniel Greenmyer

Property Manager  
Premier Rentals Philadelphia  
[1218 N. Marshall Street](#)

Philadelphia, PA 19122  
 Office: 267-324-3926 ext. 103  
 Fax: 267-670-8213

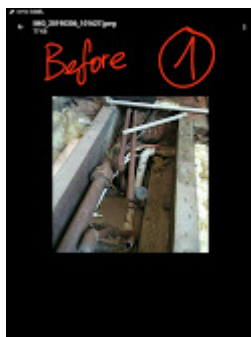
## 5 attachments



**Screenshot\_2019-03-22-15-05-40.jpg**  
297K



**Screenshot\_2019-03-22-17-58-12.jpg**  
511K



**Screenshot\_2019-03-22-18-02-20.jpg**  
276K



**Screenshot\_2019-03-22-18-02-53.jpg**  
633K

**Screenshot\_2019-03-22-17-26-48.jpg**  
499K



**Jason P Walsh** <jay@abccapitalre.com>  
 To: Billy Luk <lukbilly@gmail.com>  
 Bcc: "Andrew D. Swain, Esq." <swain@swainlawfirm.com>

Fri, Mar 22, 2019 at 11:00 AM

Let me review this. Thank you for the reply.



## Jay Walsh

Officer, ABC Capital RE, LLC  
 Philadelphia, Baltimore, Cleveland, Chicago, Jackson.

267-324-3926 ext 111 | jay@abccapitalre.com |

**Corporate Headquarters:** 1218 N Marshall St. Philadelphia, PA

**Baltimore Headquarters:** 3604 Eastern Ave. Baltimore, MD

Corporate investor Hotline: +1 215 253 8207

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**Me via Boomerang** <jaywalshva@gmail.com>  
 Reply-To: Jason P Walsh <jay@abccapitalre.com>  
 To: jaywalshva@gmail.com

Fri, Mar 22, 2019 at 1:01 PM

Message moved to top of Inbox by Boomerang because there was no reply ([view this conversation](#)).

Don't want this notification email in the future? Go to <https://b4g.baydin.com/settings> and uncheck the 'At the top of your Inbox' option under Settings. Please note that your Boomeranged messages would no longer return to the top of your Inbox.

**Jason P Walsh** <jay@abccapitalre.com>  
 To: Billy Luk <lukbilly@gmail.com>

Thu, Mar 28, 2019 at 12:30 PM

Ok billy sorry for the delay.

First the money to close 6111 Wheeler is at the title company and we can close as soon as we have an agreement.

As for Courtland. Did you sell it? If not im sure i can help. I actually had it sold and you told us NOT to sell it. Also all these expenses we could have helped you with if you asked. None of these problems existed when we managed the property. I am sure all these repairs are inflated numbers of the new PM taking advantage of a bad situation.

Again, when you leave our property management you void your warranties. That being said im trying to come to a resolution here. I need to know if you sold 502 Courtland or want to sell it as that helps me help you by selling it.

As it stands for 6111 Wheeler:

- There are property taxes owed that ABC will pay prior to 2019.



- You need to pay 2019 approx \$300
- There is water \$2500 i assume the tenant didnt pay
- You need to pay your transfer tax approx 2K
- There is an escrow for 9K for something on the property. I am trying to get more detail. We have an attorney that can get these lowered.

Essentially to close 6111 Wheeler you will receive 70K of which 9K may come back. being held maybe for income tax filing?

If you didnt sell 502 Courtland i may be able to sell it and give you additional money from there.

Please let me know your thoughts.

All rights reserved. This is not an admission of any guilt it is a settlement discussion.



## Jay Walsh

Officer, ABC Capital RE, LLC  
Philadelphia, Baltimore, Cleveland, Chicago, Jackson.

267-324-3926 ext 111 | jay@abccapitalre.com |

**Corporate Headquarters:** 1218 N Marshall St. Philadelphia, PA

**Baltimore Headquarters:** 3604 Eastern Ave. Baltimore, MD

Corporate investor Hotline: +1 215 253 8207

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**Me via Boomerang** <jaywalshva@gmail.com>  
Reply-To: Jason P Walsh <jay@abccapitalre.com>  
To: jaywalshva@gmail.com

Thu, Mar 28, 2019 at 12:51 PM

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**Jason P Walsh** <jay@abccapitalre.com>  
To: Billy Luk <lukbilly@gmail.com>

Mon, Apr 1, 2019 at 11:00 AM

Billy,

Money is in the bank i need a response or i have to move my buyer.



## Jay Walsh

Officer, ABC Capital RE, LLC  
Philadelphia, Baltimore, Cleveland, Chicago, Jackson.

267-324-3926 ext 111 | jay@abccapitalre.com |

**Corporate Headquarters:** 1218 N Marshall St. Philadelphia, PA

**Baltimore Headquarters:** 3604 Eastern Ave. Baltimore, MD

Corporate investor Hotline: +1 215 253 8207

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**Billy Luk** <lukbilly@gmail.com>  
To: Jason P Walsh <jay@abccapitalre.com>

Mon, Apr 1, 2019 at 11:34 AM



I just returned from a trip, shall reply you tomorrow.

Billy

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**Jason P Walsh** <jay@abccapitalre.com>  
To: Billy Luk <lukbilly@gmail.com>  
Bcc: Karen Walker <karen@abccapitalre.com>

Mon, Apr 1, 2019 at 11:38 AM

Understood. Thank you for letting me know.



## Jay Walsh

Officer, ABC Capital RE, LLC  
Philadelphia, Baltimore, Cleveland, Chicago, Jackson.

267-324-3926 ext 111 | jay@abccapitalre.com |

**Corporate Headquarters:** 1218 N Marshall St. Philadelphia, PA

**Baltimore Headquarters:** 3604 Eastern Ave. Baltimore, MD

Corporate investor Hotline: +1 215 253 8207

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**Me via Boomerang** <jaywalshva@gmail.com>  
Reply-To: Jason P Walsh <jay@abccapitalre.com>  
To: jaywalshva@gmail.com

Mon, Apr 1, 2019 at 1:38 PM

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**Billy Luk** <lukbilly@gmail.com>  
To: Jason P Walsh <jay@abccapitalre.com>

Tue, Apr 2, 2019 at 3:49 AM

Dear Jason,

That's okay, I would not sell off this 6111 Wheeler property at some 70K - 9K.

Please reconfirm if you will settle the 50% share of the 502 Courtland outstanding charges and repairing costs.

Please also advise when you will pay up the property taxes prior to 2019 for both properties?

Thanks a lot.

Billy Luk

[Quoted text hidden]

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**Jason P Walsh** <jay@abccapitalre.com>  
To: Billy Luk <lukbilly@gmail.com>

Wed, Apr 3, 2019 at 11:32 AM

You didnt answer many of my questions. I just see a rejecting of the deal i have sold?

Courtland - i wrote and you may have not seen:

As for Courtland. Did you sell it? If not im sure i can help. I actually had it sold and you told us NOT to sell it. Also all these expenses we could have helped you with if you asked. None of these problems existed when we managed the property. I am sure all these repairs are inflated numbers of the new PM taking advantage of a bad situation.

## Jay Walsh

Officer, ABC Capital RE, LLC



Philadelphia, Baltimore, Cleveland, Chicago, Jackson.

267-324-3926 ext 111 | jay@abccapitalre.com |

**Corporate Headquarters:** 1218 N Marshall St. Philadelphia, PA

**Baltimore Headquarters:** 3604 Eastern Ave. Baltimore, MD

Corporate investor Hotline: +1 215 253 8207

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**Me via Boomerang** <jaywalshva@gmail.com>  
Reply-To: Jason P Walsh <jay@abccapitalre.com>  
To: jaywalshva@gmail.com

Wed, Apr 3, 2019 at 1:31 PM

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**Billy Luk** <lukbilly@gmail.com>  
To: Jason P Walsh <jay@abccapitalre.com>

Mon, Apr 8, 2019 at 4:04 AM

Dear Jason,

I need to disagree your fault statement that I have refused you for ABC buy back on 502 E Courtland, you have never offered me that. I provide a narrative as follows which are all backed up in the gmail record.

Narrative of Bestview LLC Requests to ABC of Buy Back for the 6111 Wheeler and 502 E Courtland

Mar 13, 2018 First submitted my choosen options to ABC (via Jubilee, HK)

May 23, 2018 Requested buy back of both properties to ABC (via Jubilee, HK)

Oct 3, 2018 Reinstated buy back of both properties to ABC(via Jubilee, HK)

Feb18, 2019 ABC offered a buy back for the first time for the 6111 wheeler at  
USD 68K (Direct Contact)

If you have a record of what you have offered a buy back on 502 E Courtland and how I rejected, show me please.

Thanks,

Billy Luk

**Jason P Walsh** <jay@abccapitalre.com>  
To: Billy Luk <lukbilly@gmail.com>

Mon, Apr 8, 2019 at 10:23 AM

I had the property sold and Daniel from my office was advised we no longer manage it nor can we sell it. I am sure i can get that email very easily. Anyway i just checked and you still own it. So do you want to do something globally to solve these issues? or not? Every-time i email you its 3 days for a response and my buyer for 6111 Wheeler is going to tell me to change the deal. At that point i would have lost another buyback opportunity.



**Jay Walsh**

Officer, ABC Capital RE, LLC  
Philadelphia, Baltimore, Cleveland, Chicago, Jackson.

267-324-3926 ext 111 | jay@abccapitalre.com |

**Corporate Headquarters:** 1218 N Marshall St. Philadelphia, PA

**Baltimore Headquarters:** 3604 Eastern Ave. Baltimore, MD

Corporate investor Hotline: +1 215 253 8207

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**Billy Luk** <lukbilly@gmail.com>  
To: Jason P Walsh <jay@abccapitalre.com>

Mon, Apr 8, 2019 at 11:44 AM

Dear Jason,

Re: 502 E Courtland

My lost has amounted to 23,638/85,000 = 27.8% of the property value. I have suggested to split half and share equally with you in order to solve this issue, is it a yes or no from you?

Re: 6111 Wheeler

That has been no deal and it was the price issue, not time. Unless you offer me a net cash to close to seller at USD 81K, why does it matter if I response you in 3 days or 12 days.

Thanks,

Billy Luk

---

**Jason P Walsh** <jay@abccapitalre.com>  
To: Billy Luk <lukbilly@gmail.com>

Tue, Apr 9, 2019 at 2:20 PM

Karen sent you the consent to sell 6111 Wheeler for 81K. Lets at least get that done.



### Jay Walsh

Officer, ABC Capital RE, LLC  
Philadelphia, Baltimore, Cleveland, Chicago, Jackson.

267-324-3926 ext 111 | jay@abccapitalre.com |

**Corporate Headquarters:** 1218 N Marshall St. Philadelphia, PA

**Baltimore Headquarters:** 3604 Eastern Ave. Baltimore, MD

Corporate investor Hotline: +1 215 253 8207

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**Me via Boomerang** <jaywalshva@gmail.com>  
Reply-To: Jason P Walsh <jay@abccapitalre.com>  
To: jaywalshva@gmail.com

Tue, Apr 9, 2019 at 4:20 PM

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**Billy Luk** <lukbilly@gmail.com>  
To: Jason P Walsh <jay@abccapitalre.com>

Wed, Apr 10, 2019 at 10:42 AM

Dear Jason,

Since day one, I requested the Cash to Close to seller (After All) as USD81K, not the Sale Price. If you don't understand or insist to translate it to other thing but not exactly " Cash to Close to seller (After All)", I have nothing to say.

Anyway, I make an excel study as attached, I accept nothing less than Case 3. Based on the plain history I experienced with ABC, I am not to appoint ABC to sign the closing documents on my behalf.

Finally, I suffered a cash value lost of USD23.6K on 502 E Courtland, I still haven't tell my wife about the 502 E Courtland story because I don't know how to explain to her how foolish and fault was I that I have trusted your company.

Thanks and good day.

Billy Luk

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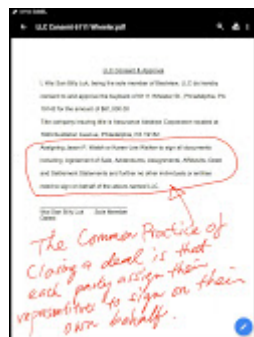
**3 attachments**



**IMG-20190410-WA0052.jpg**  
294K

[illegible]

**IMG-20190410-WA0045.jpg**  
79K



IMG-20190410-WA0041.jpg  
377K

**Jason P Walsh** <jay@abccapitalre.com>  
To: Billy Luk <lukbilly@gmail.com>  
Bcc: "Andrew D. Swain, Esq." <swain@swainlawfirm.com>

Wed, Apr 10, 2019 at 11:31 AM

Look i have really tried to work with you. Clearly you dont want to. From my perspective you have canceled any buyback obligation i had for either property. The buyback is Gross NOT net. That is very clear. I am sure you would have a better outcome financially here working with me than without me but you seem to be pretty set in your ways. I wont bother you again.

# Jay Walsh

Officer, ABC Capital RE, LLC  
Philadelphia, Baltimore, Cleveland, Chicago, Jackson.



267-324-3926 ext 111 | [jay@abccapitalre.com](mailto:jay@abccapitalre.com) |

**Corporate Headquarters:** 1218 N Marshall St. Philadelphia, PA

**Baltimore Headquarters:** 3604 Eastern Ave. Baltimore, MD

Corporate investor Hotline: +1 215 253 8207

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**Me via Boomerang** <[jaywalshva@gmail.com](mailto:jaywalshva@gmail.com)>  
Reply-To: Jason P Walsh <[jay@abccapitalre.com](mailto:jay@abccapitalre.com)>  
To: [jaywalshva@gmail.com](mailto:jaywalshva@gmail.com)

Wed, Apr 10, 2019 at 1:29 PM

[Quoted text hidden]



Jay Walsh &lt;jaywalshva@gmail.com&gt;

---

**6111 Wheeler**

1 message

---

**Karen@abccapitalre.com** <karenleeabccap@gmail.com>  
To: lukbilly@gmail.com, Jay Walsh <jay@abccapitalre.com>

Mon, Apr 8, 2019 at 7:58 PM

Attached is the LLC Consent to be signed and returned to me.

Thank you.

Karen-Lee Walker  
Title Coordinator  
ABC Capital RE, LLC  
1218 N. Marshall Street  
Philadelphia, PA 19122  
[www.abccapitalre.com](http://www.abccapitalre.com)  
Office: 267-324-3926

---

 **LLC Consent 6111 Wheeler.pdf**  
71K

LLC Consent & Approval

I, Wai San Billy Luk, being the sole member of Bestview, LLC do hereby consent to and approve the buyback of 6111 Wheeler St., Philadelphia, PA 19142 for the amount of \$81,000.00

Title company insuring title is Assurance Abstract Corporation located at 7929 Bustleton Avenue, Philadelphia, PA 19152.

Assigning Jason P. Walsh or Karen-Lee Walker to sign all documents including: Agreement of Sale, Addendums, Assignments, Affidavits, Deed and Settlement Statements and further no other individuals or entities need to sign on behalf of the above-named LLC.

---

Wai San Billy Luk      Sole Member  
Dated:



LLC Consent & Approval

I, Shiu Fung Li, being the sole member of Lawrence Simple Homes, LLC do hereby consent to and approve the buyback of 5715 Malcolm St., Philadelphia, PA 19143 for the amount of \$52,000.00, minus any customary closing costs.

Title company insuring title is Assurance Abstract Corporation located at 7929 Bustleton Avenue, Philadelphia, PA 19152.

Assigning Jason P. Walsh or Karen-Lee Walker to sign all documents including: Agreement of Sale, Addendums, Assignments, Affidavits, Deed and Settlement Statements and further no other individuals or entities need to sign on behalf of the above-named LLC.

*laureneli*

Shiu Fung Li                      Sole Member

Dated: 2019-4-12

LLC Consent & Approval


I, Yuen Sheung Leung, being the sole member PR Forever Win, LLC  
do hereby consent to and approve the purchase and/or sale

6345 Wheeler St, Philadelphia, PA 19142, for \$67,721.00, minus  
customary closing cost.

553 S Salford St., Philadelphia, PA 19143, for \$79,064.00 minus  
customary closing cost.

Title company is Assurance Abstract Corp. 7929 Bustleton Avenue,  
Philadelphia, PA 19152

Assigning Jason P. Walsh or Karen-Lee Walker to sign all documents,  
including: Agreement of Sale, Addendums, Assignments, Affidavits,  
Deed, and Settlement Statements and further no other individuals or  
entities need to sign on behalf of the above-named LLC.

A handwritten signature in black ink, appearing to read 'Yuen Sheung Leung', is written over a horizontal line.

Member

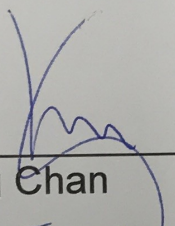
Dated: 22 November 2018



LLC Consent & Approval

I, Kwun Chung Chan being the sole member of Wind See, LLC  
do hereby consent to and approve the sale of 4931 Hoopes Street,  
Philadelphia, PA 19139, in the amount of \$60,000.00, minus any customary  
closing cost.

Assigning Jason P. Walsh or Karen-Lee Walker to sign all documents,  
including: Agreement of Sale, Addendums, Assignments, Affidavits, Deed  
and Settlement Statements and further no other individuals or entities need  
to sign on behalf of the above-named LLC.

  
\_\_\_\_\_  
Kwun Chung Chan Member  
Dated: 8 Jan 2018

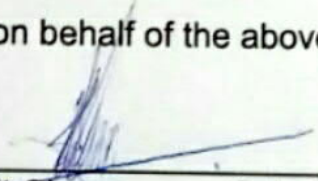


LLC Consent & Approval

I, Kwok Kit Chung, being the sole member of Whole Win Capital, LLC do hereby consent to and approve the buyback of 3629 N. Bouvier St., Philadelphia, PA 19140 for the amount of \$58,723.00, minus any customary closing costs.

Title company insuring title is Assurance Abstract Corporation located at 7929 Bustleton Avenue, Philadelphia, PA 19152.

Assigning Jason P. Walsh or Karen-Lee Walker to sign all documents including: Agreement of Sale, Addendums, Assignments, Affidavits, Deed and Settlement Statements and further no other individuals or entities need to sign on behalf of the above-named LLC.

  
\_\_\_\_\_  
Kwok Kit Chung      Sole Member

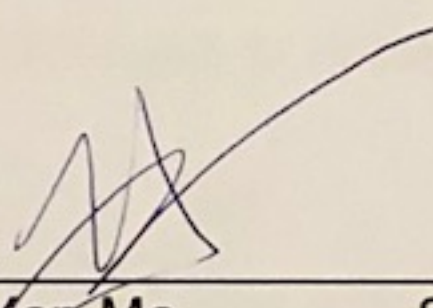
Dated: 5 JUN, 2018

LLC Consent & Approval

I, Wing Yan Ma, being the sole member of Touch Blessing, LLC do hereby consent to and approve the buyback of 2612 S. Bonaffron St., Philadelphia, PA 19142 for the amount of \$73,969.00, net of any customary government charge and minus any customary closing costs.

Title company insuring title is Assurance Abstract Corporation located at 7929 Bustleton Avenue, Philadelphia, PA 19152.

Assigning Jason P. Walsh or Karen-Lee Walker to sign all documents until the closing on Oct 30, 2018, including: Agreement of Sale, Addendums, Assignments, Affidavits, Deed and Settlement Statements and further no other individuals or entities need to sign on behalf of the above-named LLC.

  
\_\_\_\_\_  
Wing Yan Ma Sole Member

Dated: 1/5/2018



Previous editions are obsolete

Form HUD-1 (3 B6) ref Handbook 4305.2

## A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

## B. Type of Loan

|  |                                  |  |  |  |  |
|--|----------------------------------|--|--|--|--|
| 1. <input type="checkbox"/> FHA  | 2. <input type="checkbox"/> FmHA | 3. <input type="checkbox"/> Conv. Unins. | 6. File Number<br>AF-6960-C                      | 7. Loan Number                         | 8. Mortgage Insurance Case Number                                |
| 4. <input type="checkbox"/> VA   |                                  |  |  | 5. <input type="checkbox"/> Conv. Ins. |  |
| C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals. WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010. |                                  |  |  |  | TitleExpress Settlement System<br>Printed 04/03/2018 at 11:20:56 |
| D. NAME OF BORROWER: Doonan LLC (a FL Limited Liability Company)<br>ADDRESS: 10711 SW 228th Tr., Miami, FL 33170   |                                  |  |  |  |  |
| E. NAME OF SELLER: InvestRealty III, LLC (a DE Limited Liability Company)<br>ADDRESS: 4 Pondsides Drive, Ledgewood, NJ 07852   |                                  |  |  |  |  |
| F. NAME OF LENDER:<br>ADDRESS:   |                                  |  |  |  |  |
| G. PROPERTY ADDRESS: 5716 Commerce Street, Philadelphia, PA 19139<br>City of Philadelphia  |                                  |  |  |  |  |
| H. SETTLEMENT AGENT:<br>PLACE OF SETTLEMENT: 7929 Bustleton Avenue, Philadelphia, PA 19152   |                                  |  |  |  |  |
| I. SETTLEMENT DATE: 04/03/2018   |                                  |  |  |  |  |
| J. SUMMARY OF BORROWER'S TRANSACTION:  |                                  |  | K. SUMMARY OF SELLER'S TRANSACTION:              |  |  |
| 100. GROSS AMOUNT DUE FROM BORROWER  |                                  |  | 400. GROSS AMOUNT DUE TO SELLER                  |  |  |
| 101. Contract sales price  | 93,000.00                        |  | 401. Contract sales price                        |  | 93,000.00  |
| 102. Personal Property   |                                  |  | 402. Personal Property                           |  |  |
| 103. Settlement charges to borrower (line 1403)  | 21,351.85                        |  | 403.   |  |  |
| 104.   |                                  |  | 404.   |  |  |
| 105.   |                                  |  | 405.   |  |  |
| Adjustments for items paid by seller in advance  |                                  |  | Adjustments for items paid by seller in advance  |  |  |
| 106. City/town taxes 04/03/18 to 12/31/18  | 446.01                           |  | 406. City/town taxes 04/03/18 to 12/31/18        |  | 446.01   |
| 109. Trash Rents 04/03/18 to 12/31/18  | 224.38                           |  | 409. Trash Rents 04/03/18 to 12/31/18            |  | 224.38   |
| 110.   |                                  |  | 410.   |  |  |
| 111.   |                                  |  | 411.   |  |  |
| 112.   |                                  |  | 412.   |  |  |
| 120. GROSS AMOUNT DUE FROM BORROWER  | 115,022.24                       |  | 420. GROSS AMOUNT DUE TO SELLER                  |  | 93,670.39  |
| 200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER  |                                  |  | 500. REDUCTIONS IN AMOUNT DUE TO SELLER          |  |  |
| 201. Deposit or earnest money  |                                  |  | 501. Excess Deposit (see instructions)           |  |  |
| 202. Principal amount of new loans   |                                  |  | 502. Settlement charges to seller (line 1400)    |  | 2,909.89   |
| 203. Existing loan(s) taken subject to   |                                  |  | 503. Existing loan(s) taken subject to           |  |  |
| 204.   |                                  |  | 504. Payoff of First Mortgage Loan               |  |  |
| 205.   |                                  |  | 505.   |  |  |
| 206.   |                                  |  | 506.   |  |  |
| 207.   |                                  |  | 507.   |  |  |
| 208.   |                                  |  | 508.   |  |  |
| 209.   |                                  |  | 509.   |  |  |
| Adjustments for items unpaid by seller   |                                  |  | Adjustments for items unpaid by seller           |  |  |
| 213. W/S Service 03/10/18 to 04/03/18  | 22.24                            |  | 513. W/S Service 03/10/18 to 04/03/18            |  | 22.24  |
| 214.   |                                  |  | 514.   |  |  |
| 215.   |                                  |  | 515.   |  |  |
| 216.   |                                  |  | 516.   |  |  |
| 217.   |                                  |  | 517.   |  |  |
| 218.   |                                  |  | 518.   |  |  |
| 219.   |                                  |  | 519.   |  |  |
| 220. TOTAL PAID BY/FOR BORROWER  | 22.24                            |  | 520. TOTAL REDUCTION AMOUNT DUE SELLER           |  | 2,932.13   |
| 300. CASH AT SETTLEMENT FROM OR TO BORROWER  |                                  |  | 600. CASH AT SETTLEMENT TO OR FROM SELLER        |  |  |
| 301. Gross amount due from borrower (line 120)   | 115,022.24                       |  | 601. Gross amount due to seller (line 420)       |  | 93,670.39  |
| 302. Less amounts paid by/for borrower (line 220)  | 22.24                            |  | 602. Less reduction amount due seller (line 520) |  | 2,932.13   |
| 303. CASH FROM BORROWER  | 115,000.00                       |  | 603. CASH TO SELLER                              |  | 90,738.26  |

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported. The Contract Sales Price described on line 401 above constitutes the Gross Proceeds of this transaction.

You are required by law to provide the settlement agent (Fed. Tax ID No: \_\_\_\_\_) with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN: \_\_\_\_\_ SELLER(S) SIGNATURE(S): \_\_\_\_\_

SELLER(S) NEW MAILING ADDRESS: \_\_\_\_\_

SELLER(S) PHONE NUMBERS: \_\_\_\_\_ (H) \_\_\_\_\_ (W)

Previous editions are obsolete

Form HUD-1 (3-86) re Handbook 4305.2

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

File Number: AF-6960-C

PAGE 2

## SETTLEMENT STATEMENT

TitleExpress Settlement System Printed 04/03/2018 at 11:20 SC

| L. SETTLEMENT CHARGES  |   | PAID FROM<br>BORROWER'S<br>FUNDS AT<br>SETTLEMENT | PAID FROM<br>SELLER'S<br>FUNDS AT<br>SETTLEMENT |
|--|---|---|---|
| 700. TOTAL SALES/BROKER'S COMMISSION based on price \$93,000.00 @ 11.989 = 11,150.00 |   |   |   |
| Division of commission (line 700) as follows:  |   |   |   |
| 701. \$  | 11,150.00 to 477 International Realty         |   |   |
| 702. \$  | to  |   |   |
| 703. Commission paid at Settlement   |   | 11,150.00   |   |
| 800. ITEMS PAYABLE IN CONNECTION WITH LOAN   |   |   |   |
| 801. Loan Origination Fee  | %   |   |   |
| 802. Loan Discount   | %   |   |   |
| 803. Appraisal Fee   |   |   |   |
| 804. Credit Report   |   |   |   |
| 805. Lender's Inspection Fee   |   |   |   |
| 806. Mortgage Application Fee  |   |   |   |
| 807. Assumption Fee  |   |   |   |
| 808.   |   |   |   |
| 809.   |   |   |   |
| 810.   |   |   |   |
| 811.   |   |   |   |
| 900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE                                  |   |   |   |
| 901. Interest From   | to @ \$ /day                                  |   |   |
| 902. Mortgage Insurance Premium for  | to  |   |   |
| 903. Hazard Insurance Premium for  | to ABC Capital Investments, LLC (a PA Limited | 780.00  |   |
| 904.   |   |   |   |
| 905.   |   |   |   |
| 1000. RESERVES DEPOSITED WITH LENDER FOR   |   |   |   |
| 1001. Hazard Insurance   | mo. @ \$ 65.00 /mo                            |   |   |
| 1002. Mortgage Insurance   | mo. @ \$ /mo                                  |   |   |
| 1003. City Property Tax  | mo. @ \$ 49.69 /mo                            |   |   |
| 1004. County Property Tax  | mo. @ \$ /mo                                  |   |   |
| 1005. School Taxes   | mo. @ \$ /mo                                  |   |   |
| 1009. Aggregate Analysis Adjustment  |   | 0.00  | 0.00  |
| 1100. TITLE CHARGES  |   |   |   |
| 1101. Settlement or closing fee  |   |   |   |
| 1102. Abstract or title search   |   |   |   |
| 1103. Title examination  |   |   |   |
| 1104. Title insurance binder   |   |   |   |
| 1105. Document Preparation   |   |   |   |
| 1106. Notary Fees  | to Stuart Graff                               |   | 15.00   |
| 1107. Attorney's fees  |   |   |   |
| (includes above items No:  | )   |   |   |
| 1108. Title Insurance  | to Assurance Abstract Corp.                   | 981.11  |   |
| (includes above items No:  | )   |   |   |
| 1109. Lender's Policy  |   |   |   |
| 1110. Owner's Policy   | 93,000.00 - 981.11                            |   |   |
| 1111.  |   |   |   |
| 1112.  |   |   |   |
| 1113.  |   |   |   |
| 1200. GOVERNMENT RECORDING AND TRANSFER CHARGES                                      |   |   |   |
| 1201. Recording Fees Deed \$ 256.75 ; Mortgage \$ ; Release \$                       |   | 256.75  |   |
| 1202. City/County tax/stamps Deed \$ 2,883.00 ; Mortgage \$                          |   | 1,441.50  | 1,441.50  |
| 1203. State Tax/stamps Deed \$ 930.00 ; Mortgage \$                                  |   | 465.00  | 465.00  |
| 1204.  |   |   |   |
| 1205.  |   |   |   |
| 1300. ADDITIONAL SETTLEMENT CHARGES  |   |   |   |
| 1301. Survey   |   |   |   |
| 1302. Rehab Costs  | to New Philly Construction                    | 5,752.49  |   |
| 1303. 2018 2nd Cycle W/S   | to Water Revenue Bureau                       |   | 517.32  |
| 1304. Hello Loan   | to Water Revenue Bureau                       |   | 168.64  |
| 1305. 2018 Yr Trash Bill   | to City of Philadelphia                       |   | 302.43  |
| 1306.  |   |   |   |
| 1307. Reimbursements   | to ABC Capital Investments, LLC (a PA Limited | 525.00  |   |
| 1308.  |   |   |   |
| 1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section I and 502, Section K)    |   | 21,351.85   | 2,909.89  |

HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me.  
 I hereby certify that I have received a copy of the HUD-1 Settlement Statement.

Douglas Blanco

Urban LLC (a DE Limited Liability Company)  
2608570FF07745F

Invest Realty III, LLC (a DE Limited Liability Company)

By: Sidney Shaoy, Authorized Signature

SIDNEY SHAOY

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE  
 UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION  
 CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18:  
 U.S. CODE SECTION 1001 AND SECTION 1010.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction.  
 I have caused to be signed and cause the funds to be disbursed in accordance with this statement.

By: \_\_\_\_\_

04/03/2018  
DATE



Prepared By:  
Assurance Abstract Corp  
7929 Bustleton Avenue  
Philadelphia, PA 19152

Return To:  
Assurance Abstract Corp  
7929 Bustleton Avenue  
Philadelphia, PA 19152

Parcel ID No. **04-2-0102-00**

File No. **AF-6960-C**

**This Indenture,** made the 3rd day of April, 2018,

Between

**INVESTREALTY III, LLC (A DE LIMITED LIABILITY COMPANY)**

(hereinafter called the Grantor), of the one part, and

**DOANAN LLC (A FL LIMITED LIABILITY COMPANY)**

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Ninety-Three Thousand and 00/100 Dollars (\$93,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns,

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected.

**SITUATE** on the South side of Commerce Street three hundred and forty-five feet six inches Eastward from the East side of Fifty-eighth Street in the 4<sup>th</sup> Ward of the City of Philadelphia, County of Philadelphia and the Commonwealth of Pennsylvania.

**CONTAINING** in front or breadth on the said Commerce Street fifteen feet and extending of that width in length or depth Southward between parallel lines at right angles to said Commerce Street sixty-two feet 10 and seven-eighths inches to a four feet wide alley.

**BEING** known as 5716 Commerce Street

**TOGETHER** with the free and common use, right, liberty and privilege of said alley as and for a passageway wand watercourse at all times hereafter, forever.

BEING the same premises which Philly Acquisitions, LLC (a PA LLC) by Deed dated 9/19/2016 and recorded 12/16/2016 in Philadelphia County as Id. #53149427 granted and conveyed unto InvestRealty III, LLC (a DE Limited Liability Company), in fee.

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

**And** the said Grantor, for itself and its successors, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

**Warrant and Forever Defend.**

In Witness Whereof, the said member or manager of the Limited Liability Company has caused these presents to be duly executed, dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

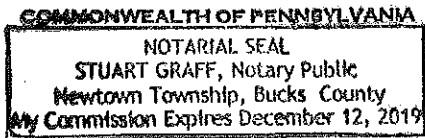
INVESTREALTY III, LLC (A DE LIMITED  
LIABILITY COMPANY)

By:  {SEAL}  
Sidney Shaury, Authorized Signature

Commonwealth of Pennsylvania :  
County of Philadelphia : ss

AND NOW, this 3rd day of April, 2018, before me, the undersigned Notary Public, appeared Sidney Shaury, who acknowledged himself/herself to be the Authorized Signature of InvestRealty III, LLC (a DE Limited Liability Company), a LLC, and he/she, as such Authorized Signature being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself/herself as Authorized Signature.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.



Notary Public  
My commission expires \_\_\_\_\_

The address of the above-named Grantee is:  
10711 SW 228th Tr.  
Miami, FL 33170

On behalf of the Grantee

File No. AF-6960-C

Previous editions are obsolete

Form HUD-1 (3 B6) ref Handbook 4305.2

## A. Settlement Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2502-0265

## B. Type of Loan

|  |                                  |  |  |  |  |
|--|----------------------------------|--|--|--|--|
| 1. <input type="checkbox"/> FHA  | 2. <input type="checkbox"/> FmHA | 3. <input type="checkbox"/> Conv. Unins. | 6. File Number<br>AF-6960-C                      | 7. Loan Number                         | 8. Mortgage Insurance Case Number                                |
| 4. <input type="checkbox"/> VA   |                                  |  |  | 5. <input type="checkbox"/> Conv. Ins. |  |
| C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals. WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010. |                                  |  |  |  | TitleExpress Settlement System<br>Printed 04/03/2018 at 11:20:56 |
| D. NAME OF BORROWER: Doonan LLC (a FL Limited Liability Company)<br>ADDRESS: 10711 SW 228th Tr., Miami, FL 33170   |                                  |  |  |  |  |
| E. NAME OF SELLER: InvestRealty III, LLC (a DE Limited Liability Company)<br>ADDRESS: 4 Pondsides Drive, Ledgewood, NJ 07852   |                                  |  |  |  |  |
| F. NAME OF LENDER:<br>ADDRESS:   |                                  |  |  |  |  |
| G. PROPERTY ADDRESS: 5716 Commerce Street, Philadelphia, PA 19139<br>City of Philadelphia  |                                  |  |  |  |  |
| H. SETTLEMENT AGENT:<br>PLACE OF SETTLEMENT: 7929 Bustleton Avenue, Philadelphia, PA 19152   |                                  |  |  |  |  |
| I. SETTLEMENT DATE: 04/03/2018   |                                  |  |  |  |  |
| J. SUMMARY OF BORROWER'S TRANSACTION:  |                                  |  | K. SUMMARY OF SELLER'S TRANSACTION:              |  |  |
| 100. GROSS AMOUNT DUE FROM BORROWER  |                                  |  | 400. GROSS AMOUNT DUE TO SELLER                  |  |  |
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| 104.   |                                  |  | 404.   |  |  |
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| 205.   |                                  |  | 505.   |  |  |
| 206.   |                                  |  | 506.   |  |  |
| 207.   |                                  |  | 507.   |  |  |
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| 209.   |                                  |  | 509.   |  |  |
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| 215.   |                                  |  | 515.   |  |  |
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| 217.   |                                  |  | 517.   |  |  |
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| 219.   |                                  |  | 519.   |  |  |
| 220. TOTAL PAID BY/FOR BORROWER  | 22.24                            |  | 520. TOTAL REDUCTION AMOUNT DUE SELLER           | 2,932.13                               |  |
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TIN: \_\_\_\_\_ SELLER(S) SIGNATURE(S): \_\_\_\_\_

SELLER(S) NEW MAILING ADDRESS: \_\_\_\_\_

SELLER(S) PHONE NUMBERS: \_\_\_\_\_ (H) \_\_\_\_\_ (W)

Previous editions are obsolete

Form HUD-1 (3.86) ref Handbook 4305.2

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

File Number: AF-6960-C

PAGE 2

## SETTLEMENT STATEMENT

TitleExpress Settlement System Printed 04/03/2018 at 11:20 SC

| L. SETTLEMENT CHARGES  |   | PAID FROM<br>BORROWER'S<br>FUNDS AT<br>SETTLEMENT | PAID FROM<br>SELLER'S<br>FUNDS AT<br>SETTLEMENT |
|--|---|---|---|
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| 902. Mortgage Insurance Premium for  | to  |   |   |
| 903. Hazard Insurance Premium for  | to ABC Capital Investments, LLC (a PA Limited | 780.00  |   |
| 904.   |   |   |   |
| 905.   |   |   |   |
| 1000. RESERVES DEPOSITED WITH LENDER FOR   |   |   |   |
| 1001. Hazard Insurance   | mo. @ \$ 65.00 /mo                            |   |   |
| 1002. Mortgage Insurance   | mo. @ \$ /mo                                  |   |   |
| 1003. City Property Tax  | mo. @ \$ 49.69 /mo                            |   |   |
| 1004. County Property Tax  | mo. @ \$ /mo                                  |   |   |
| 1005. School Taxes   | mo. @ \$ /mo                                  |   |   |
| 1009. Aggregate Analysis Adjustment  |   | 0.00  | 0.00  |
| 1100. TITLE CHARGES  |   |   |   |
| 1101. Settlement or closing fee  |   |   |   |
| 1102. Abstract or title search   |   |   |   |
| 1103. Title examination  |   |   |   |
| 1104. Title insurance binder   |   |   |   |
| 1105. Document Preparation   |   |   |   |
| 1106. Notary Fees  | to Stuart Graff                               |   | 15.00   |
| 1107. Attorney's fees  |   |   |   |
| (includes above items No:  | )   |   |   |
| 1108. Title Insurance  | to Assurance Abstract Corp.                   | 981.11  |   |
| (includes above items No:  | )   |   |   |
| 1109. Lender's Policy  |   |   |   |
| 1110. Owner's Policy   | 93,000.00 - 981.11                            |   |   |
| 1111.  |   |   |   |
| 1112.  |   |   |   |
| 1113.  |   |   |   |
| 1200. GOVERNMENT RECORDING AND TRANSFER CHARGES                                      |   |   |   |
| 1201. Recording Fees Deed \$ 256.75 ; Mortgage \$ ; Release \$                       |   | 256.75  |   |
| 1202. City/County tax/stamps Deed \$ 2,883.00 ; Mortgage \$                          |   | 1,441.50  | 1,441.50  |
| 1203. State Tax/stamps Deed \$ 930.00 ; Mortgage \$                                  |   | 465.00  | 465.00  |
| 1204.  |   |   |   |
| 1205.  |   |   |   |
| 1300. ADDITIONAL SETTLEMENT CHARGES  |   |   |   |
| 1301. Survey   |   |   |   |
| 1302. Rehab Costs  | to New Philly Construction                    | 5,752.49  |   |
| 1303. 2018 2nd Cycle W/S   | to Water Revenue Bureau                       |   | 517.32  |
| 1304. Hello Loan   | to Water Revenue Bureau                       |   | 168.64  |
| 1305. 2018 Yr Trash Bill   | to City of Philadelphia                       |   | 302.43  |
| 1306.  |   |   |   |
| 1307. Reimbursements   | to ABC Capital Investments, LLC (a PA Limited | 525.00  |   |
| 1308.  |   |   |   |
| 1400. TOTAL SETTLEMENT CHARGES (enter on lines 103, Section I and 502, Section K)    |   | 21,351.85   | 2,909.89  |

HUD CERTIFICATION OF BUYER AND SELLER

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me.  
 I hereby certify that I have received a copy of the HUD-1 Settlement Statement.

Douglas Blanco

Urban LLC (a DE Limited Liability Company)  
2608570FF07745F

Invest Realty III, LLC (a DE Limited Liability Company)

By: Sidney Shaoy, Authorized Signature

SIDNEY SHAOY

WARNING: IT IS A CRIME TO KNOWINGLY MAKE FALSE STATEMENTS TO THE  
 UNITED STATES ON THIS OR ANY SIMILAR FORM. PENALTIES UPON CONVICTION  
 CAN INCLUDE A FINE AND IMPRISONMENT. FOR DETAILS SEE TITLE 18:  
 U.S. CODE SECTION 1001 AND SECTION 1010.

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction.  
 I have caused to be signed and cause the funds to be disbursed in accordance with this statement.

By: \_\_\_\_\_

04/03/2018  
DATE

Prepared By:  
Assurance Abstract Corp  
7929 Bustleton Avenue  
Philadelphia, PA 19152

Return To:  
Assurance Abstract Corp  
7929 Bustleton Avenue  
Philadelphia, PA 19152

Parcel ID No. **04-2-0102-00**

File No. **AF-6960-C**

**This Indenture,** made the 3rd day of April, 2018,

Between

**INVESTREALTY III, LLC (A DE LIMITED LIABILITY COMPANY)**

(hereinafter called the Grantor), of the one part, and

**DOANAN LLC (A FL LIMITED LIABILITY COMPANY)**

(hereinafter called the Grantee), of the other part,

**Witnesseth**, that the said Grantor for and in consideration of the sum of **Ninety-Three Thousand and 00/100 Dollars (\$93,000.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, its successors and assigns,

**ALL THAT CERTAIN** lot or piece of ground with the buildings and improvements thereon erected.

**SITUATE** on the South side of Commerce Street three hundred and forty-five feet six inches Eastward from the East side of Fifty-eighth Street in the 4<sup>th</sup> Ward of the City of Philadelphia, County of Philadelphia and the Commonwealth of Pennsylvania.

**CONTAINING** in front or breadth on the said Commerce Street fifteen feet and extending of that width in length or depth Southward between parallel lines at right angles to said Commerce Street sixty-two feet 10 and seven-eighths inches to a four feet wide alley.

**BEING** known as 5716 Commerce Street

**TOGETHER** with the free and common use, right, liberty and privilege of said alley as and for a passageway wand watercourse at all times hereafter, forever.

BEING the same premises which Philly Acquisitions, LLC (a PA LLC) by Deed dated 9/19/2016 and recorded 12/16/2016 in Philadelphia County as Id. #53149427 granted and conveyed unto InvestRealty III, LLC (a DE Limited Liability Company), in fee.

**Together with** all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, the said grantor, as well at law as in equity, of, in and to the same.

**To have and to hold** the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

**And** the said Grantor, for itself and its successors, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

**Warrant and Forever Defend.**



In Witness Whereof, the said member or manager of the Limited Liability Company has caused these presents to be duly executed, dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

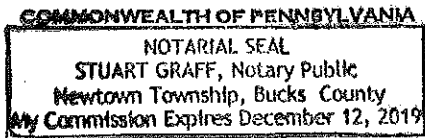
INVESTREALTY III, LLC (A DE LIMITED  
LIABILITY COMPANY)

By:  {SEAL}  
Sidney Shaury, Authorized Signature

Commonwealth of Pennsylvania :  
County of Philadelphia : ss

AND NOW, this 3rd day of April, 2018, before me, the undersigned Notary Public, appeared Sidney Shaury, who acknowledged himself/herself to be the Authorized Signature of InvestRealty III, LLC (a DE Limited Liability Company), a LLC, and he/she, as such Authorized Signature being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself/herself as Authorized Signature.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.



Notary Public  
My commission expires \_\_\_\_\_

The address of the above-named Grantee is:  
10711 SW 228th Tr.  
Miami, FL 33170

On behalf of the Grantee

File No. AF-6960-C